

**JOINT PLANNING COMMISSION AND CITY COUNCIL WORK MEETING  
AGENDA OF THE CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council and Planning Commission of Layton, Utah, will hold a regular public meeting in the Council Conference Room in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on July 17, 2014.**

**Item:**

1. Update on Master Transportation Plan
2. Adopt Agreement for Consulting Services between Layton City and Zions First National Bank - Consulting Services to Prepare a Parks, Trails and Recreation Impact Fee Analysis - Resolution 14-55
3. Agreements and Deeds for the Acquisition of Property Necessary for the Construction of a Roundabout at the Intersection of Church Street and Antelope Drive and the Installation of Improvements Along Church Street - Resolution 14-56
4. Adopt Storm Drain Detention Pond Property Payback Agreement between Layton City and Mutton Hollow Estates, LLC – Resolution 14-51
5. Bid Award – Staker & Parson Companies – Project 14-58 – Antelope Frontage Road Construction – Resolution 14-52 – Connecting Antelope Drive at Approximately 1200 West to 2250 North
6. Maintenance Agreement between Layton City and Utah Department of Transportation (UDOT) for the Extension of Antelope Drive Frontage Road and Commuter Parking Facility, Project S-0089(340)402 – Resolution 14-53
7. Final Approval Extension Request – Fernwood Springs Private Subdivision – Approximately 3200 East Fernwood Drive
8. Final Approval Extension Request – Tuscany Villas PRUD – Approximately 1225 East Gentile Street

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

This meeting may involve the use of electronic communications for some of the members of the public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.

Notice is hereby given that by motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.

**Date:** \_\_\_\_\_ **By:** \_\_\_\_\_  
**Thieda Wellman, City Recorder**

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Kiley Day at 437 North Wasatch Drive, Layton, Utah 84041, 801.336.3825 or 801.336.3820.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 1.

**Subject:**

Update on Master Transportation Plan

**Background:**

Mr. Steven Lord of Horrocks Engineering will follow-up with Staff and Council on the Master Transportation Plan.

**Alternatives:**

N/A

**Recommendation:**

N/A

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 2.

**Subject:**

Adopt Agreement for Consulting Services between Layton City and Zions First National Bank - Consulting Services to Prepare a Parks, Trails and Recreation Impact Fee Analysis - Resolution 14-55

**Background:**

Layton City proposes to update the current Park, Trails and Recreation Impact Fee Analysis. Zions First National Bank d/b/a Zions Bank Public Finance is qualified to provide these services and will prepare an Impact Fee Facilities Plan and Impact Fee Analysis in compliance with all of the requirements of Utah law, 11-36a101, et seq. Zions Bank Public Finance shall be compensated for satisfactory performance of this service at a hourly rate totaling a not-to-exceed sum of Eight Thousand Dollars (\$8,000.00), and such other compensation as may be agreed to in writing between the City and Zions Bank Public Finance.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 14-55 approving the agreement between Layton City and Zions Bank Public Finance for consulting services to prepare a Parks, Trails and Recreation Impact Fee Analysis; 2) Adopt Resolution 14-55 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-55 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 14-55 approving the agreement between Layton City and Zions Bank Public Finance for consulting services to prepare a Parks, Trails and Recreation Impact Fee Analysis.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 3.

**Subject:**

Agreements and Deeds for the Acquisition of Property Necessary for the Construction of a Roundabout at the Intersection of Church Street and Antelope Drive and the Installation of Improvements Along Church Street - Resolution 14-56

**Background:**

The City intends to perform a significant construction project at the intersection of Church Street and Antelope Drive. The project will include the construction of a roundabout at the intersection of Church Street and Antelope Drive, as well as the installation of curb, gutter, and sidewalk along the west side of Church Street from approximately 1900 North to Antelope Drive. In order to build the roundabout, the City will need to acquire land on the corner of Church Street and Antelope Drive from two property owners: Matthew Taylor and the James Ray Nalder Trust. Both have agreed to sell the necessary land to the City in exchange for the appraised value of the land, including adjustments for construction easements and for costs to cure. Both have agreed to sign Land Sale Agreements and Deeds to acquire the necessary property.

To install the improvements along Church Street, the City will need to acquire small pieces of land from Matthew Taylor and Moni Retta. Both owners have agreed to donate the land in exchange for the improvements to be made and have agreed to sign the necessary documents.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 14-56 approving the agreements and deeds for the acquisition of property necessary for the construction of a roundabout at the intersection of Church Street and Antelope Drive and the installation of improvements along Church Street; 2) Adopt Resolution 14-56 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-56 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 14-56 approving the agreements and deeds for the acquisition of property necessary for the construction of a roundabout at the intersection of Church Street and Antelope Drive and the installation of improvements along Church Street.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 4.

**Subject:**

Adopt Storm Drain Detention Pond Property Payback Agreement between Layton City and Mutton Hollow Estates, LLC – Resolution 14-51

**Background:**

Resolution 14-51 authorizes the approval of an agreement between Mutton Hollow Estates, LLC and Layton City for a Storm Drain Detention Pond Property Payback Agreement. Mutton Hollow Estates (the Developer) has dedicated 4.37 acres of property of which 3.5 acres will be used for a regional storm water detention basin and is eligible for a payback in accordance with the annexation agreement recorded March 10, 2011.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 14-51 approving an agreement between Layton City and Mutton Hollow Estates, LLC for a Storm Drain Detention Pond Property Payback Agreement; 2) Adopt Resolution 14-51 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-51 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 14-51 approving an agreement between Layton City and Mutton Hollow Estates, LLC for a Storm Drain Detention Pond Property Payback Agreement and authorize the City Manager to execute the agreement.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 5.

**Subject:**

Bid Award – Staker & Parson Companies – Project 14-58 – Antelope Frontage Road Construction – Resolution 14-52 – Connecting Antelope Drive at Approximately 1200 West to 2250 North

**Background:**

Resolution 14-52 authorizes the execution of an agreement between Layton City and Staker & Parson Companies for the Antelope Frontage Road Construction, Project 14-58. This project includes the construction of 905 tons of asphalt, 2,000 tons of subgrade, 800 tons of structural fill, installation of 843 linear feet of storm drain pipe, 1,048 lineal feet of sanitary sewer pipe, 550 lineal feet of water pipe, lighting, fiber optic conduit, and other associated work items. This project will lessen traffic congestion and improve traffic flow around Antelope Drive and University Park Boulevard.

Five bids were received, with Staker & Parson Companies submitting the lowest responsive, responsible bid in the amount of \$436,052.85.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 14-52 awarding the bid to Staker & Parson Companies for the Antelope Frontage Road Construction, Project 14-58; 2) Adopt Resolution 14-52 with any amendments the Council deems appropriate; or 3) Reject all bids and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 14-52 awarding the bid to Staker & Parson Companies for the Antelope Frontage Road Construction, Project 14-58 and authorize the City Manager to execute the agreement.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 6.

**Subject:**

Maintenance Agreement between Layton City and Utah Department of Transportation (UDOT) for the Extension of Antelope Drive Frontage Road and Commuter Parking Facility, Project S-0089(340)402 – Resolution 14-53

**Background:**

Resolution 14-53 authorizes the execution of an agreement between Layton City and UDOT for a Maintenance Agreement for the project noted above. This agreement sets out the provisions under which construction and maintenance for the Extension of Antelope Drive Frontage Road and Commuter Parking Facility will be performed.

Subject to the attached provisions, UDOT will provide the following betterment work items: construction of roadways, commuter parking facilities, curb and gutter, sidewalk, drainage facilities, landscape, conduit for lighting, and pavement marking and signing. The City will install lighting in the parking facility, furnish electrical power, and provide maintenance of said facilities.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 14-53 for the Maintenance Agreement between Layton City and Utah Department of Transportation for the Extension of Antelope Drive Frontage Road and Commuter Parking Facility; 2) Adopt Resolution 14-53 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-53 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 14-53 for the Maintenance Agreement between Layton City and Utah Department of Transportation for the Extension of Antelope Drive Frontage Road and Commuter Parking Facility and authorize the City Manager to execute the agreement.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 7.

**Subject:**

Final Approval Extension Request – Fernwood Springs Private Subdivision – Approximately 3200 East Fernwood Drive

**Background:**

The Fernwood Springs Private Subdivision is located in an R-S (Residential Suburban) zoning district. The subdivision has been approved for five lots on 1.91 acres. Lot 4 will incorporate the existing home on the property. The existing garage on Lot 1 will be removed for a new home. Each lot is 15,000 square feet or greater.

On July 18, 2013, the Council granted a one-year final approval extension for the Fernwood Springs Private Subdivision. This final approval extension expires on July 18, 2014.

The developer, Colin Brown, has requested an additional one-year extension in order to confirm retaining wall plans and to find a contractor specialized in hillside retaining walls. Per Title 18, Chapter 18.16 Section 18.16.040 of the City Code, the Council may grant additional extension periods as warranted.

On June 19, 2014, the Council tabled the request for final approval extension to July 17, 2014, and requested that the developer, Colin Brown, be present at the July 17, 2014, meeting to answer questions with regard to the reasons an extension is being requested.

**Alternatives:**

Alternatives are to 1) Grant final approval extension request for the Fernwood Springs Private Subdivision to July 18, 2015, for good cause; or 2) Deny final approval extension request for the Fernwood Springs Private Subdivision.

**Recommendation:**

Staff recommends the Council grant final approval extension request for the Fernwood Springs Private Subdivision to July 18, 2015, for good cause.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 8.

**Subject:**

Final Approval Extension Request – Tuscany Villas PRUD – Approximately 1225 East Gentile Street

**Background:**

Tuscany Villas PRUD is located in an R-M1 (Low/Medium Density Residential) zoning district. This project was first approved on August 20, 2009, as one phase consisting of 40 units (three 12-plex units and one 4-plex unit). On June 7, 2012, the plat was amended to consist of four phases with Phases 1, 2 and 3 consisting of 12 units each and Phase 4 consisting of 4 units for a total of 40 units.

Per Title 18, Chapter 18.16 Section 18.16.040 of the City Code, the Zoning Administrator may grant a single one-year final approval extension. Any further extensions must be granted by the Council. On June 25, 2013, the Zoning Administrator granted a one-year final approval extension for Tuscany Villas PRUD due to economic conditions and the securing of financing preventing progress on the subdivision. This final approval expired on June 25, 2014.

The developer, Brian Lamano, has requested an additional one-year extension to this amended plat in order to find an equity partner to secure financing.

On June 19, 2014, the Council tabled the request for final approval extension to July 17, 2014, and requested that the developer, Brian Lamano, be present at the July 17, 2014, meeting to answer questions with regard to the reasons an extension is being requested.

**Alternatives:**

Alternatives are to 1) Grant final approval extension request for Tuscany Villas PRUD to June 25, 2015, for good cause; or 2) Deny final approval extension request for Tuscany Villas PRUD.

**Recommendation:**

Staff recommends the Council grant final approval extension request for Tuscany Villas PRUD to June 25, 2015, for good cause.